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State Licensing Requirements

South Carolina DCA

Electronic filings through NMLS may be delayed if all required items on the appropriate checklist below are not submitted to the regulator.

Check state agency website for further information: [South Carolina Department of Consumer Affairs](#)

Company Licenses	Description	Requirements Checklist
Mortgage Broker License	This License is required of any company, who for compensation or gain, or in the expectation of compensation or gain, directly or indirectly solicits, processes, places, or negotiates a mortgage loan on a South Carolina dwelling for a borrower from a mortgage lender or depository institution, or tablefunds or acts as loan correspondent or brings borrowers and lenders together to obtain a mortgage loan. (More Details)	<ul style="list-style-type: none"> • New Application • Amendment • Surrender
Branch Licenses	Description	Requirements Checklist
Mortgage Broker Branch License	This license is required for each location of a Mortgage Broker, other than the main/principal/corporate office, that is separate and distinct from the principal place of business, whether in South Carolina or not, and where origination of mortgage loans on South Carolina dwellings is conducted. (More Details)	<ul style="list-style-type: none"> • New Application • Amendment • Surrender
Individual Licenses	Description	Requirements Checklist
Mortgage Broker Loan Originator License	This license is required for an employee of a mortgage broker, who for compensation or gain, or in the expectation of compensation or gain, directly or indirectly solicits, processes, places, or negotiates a mortgage loan on a South Carolina dwelling for a borrower from a mortgage lender or depository institution, or tablefunds or acts as loan correspondent or brings borrowers and lenders together to obtain a mortgage loan. (More Details)	<ul style="list-style-type: none"> • New Application • Amendment
Mortgage Broker	This license is required for a natural person that is not an employee of a mortgage broker but works	<ul style="list-style-type: none"> • New Application

Qualified Loan Originator License	exclusively for a single mortgage broker licensee, who for compensation or gain, or in the expectation of compensation or gain, directly or indirectly solicits, processes, places, or negotiates a mortgage loan on a South Carolina dwelling for a borrower from a mortgage lender or depository institution, or tablefunds or acts as loan correspondent or brings borrowers and lenders together to obtain a mortgage loan. (More Details)	<ul style="list-style-type: none">• Amendment• Surrender
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